



## Albion Economic Development Corporation

EDC/TIFA/BRA

BOARD OF DIRECTORS SPECIAL MEETING

**Monday March 18, 2024, 7:30 am**

Albion Economic Development Corporation

City of Albion – Council Chambers 112 W. Cass St. Albion, MI 49224

Watch on YouTube: @albioneconomicdevelopmentcorp

Attend Virtually Via Zoom: <https://us02web.zoom.us/j/89544976899>

*Mission Statement: Retain, expand, and recruit business and industry to the greater Albion area and strengthen and revitalize the local economy.*

### AGENDA

- 1) Call To Order / Roll Call (1 min)
- 2) Invocation (1 min)
- 3) Pledge of Allegiance (1 min)
- 4) Approve Agenda (1 min)
- 5) Public Comment (TBD)

*(Persons addressing the Board shall limit their comments to no more than 3 minutes)*

### Action Items

- 6) Review and Approve Resolution to Approve Amendment to Articles of Incorporation (10 Min)
  - 7) Adopt the Language from the March 14, 2024, Board Meeting (10 Min)
  - 8) Motion to Excuse Absent Members (3 min)
  - 9) Public Comment (TBD)
- (Persons addressing the Board shall limit their comments to no more than 3 minutes)*
- 10) Adjournment (1 Min)

Parking Lot

*Next Board Meeting will be Thursday, April 4, 2024, 7:30 am*

**Albion Economic Development Corporation**  
**Resolution To Approve Amendment to Articles of Incorporation**  
**March 18, 2024**

WHEREAS: The Economic Development Corporation of the City of Albion (AEDC) was established by adoption of articles of incorporation dated July 29, 1977, and;

WHEREAS: Those articles of incorporation, as amended, call for the Mayor of the City Albion to be voting member of the AEDC Board of Directors;

WHEREAS, the AEDC Board of Directors believes it beneficial to have the Mayor Pro Tempore of the City of Albion be authorized to substitute for the Mayor as a regular member if the Mayor is not available to attend a meeting of the AEDC Board of Directors, but only for such meeting.

NOW, THEREFORE, BE IT RESOLVED that the AEDC Board of Directors requests the Albion City Council a resolution substantially similar to the attached, to amend the AEDC Articles of Incorporation as called for in the attached.

At a special meeting of the Albion Economic Development Corporation Board of Directors on March 18, 2024, a motion was made by \_\_\_\_\_ and supported by \_\_\_\_\_ to approve this resolution.

Roll Call:

Harvey  
Clark  
Wallace  
Snyder  
White  
Nelson

March 18, 2024

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Vicky Clark, Secretary

**RESOLUTION AMENDING THE ARTICLES OF**  
**INCORPORATION**  
**OF THE ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF**  
**ALBION FOR THE THIRD TIME**

**Resolution**  
**#2024\_\_\_\_\_**

**RESOLVED,** by the City Council of Albion;

**WHEREAS,** the Economic Development Corporation of the City of Albion was organized pursuant to Act 338 of the Public Acts of 1974; and

**WHEREAS,** the current Articles of Incorporation of the Economic Development Corporation of the City of Albion lists the Mayor of the City of Albion as an ex-officio member of the Board of Directors of the Economic Development Corporation; and

**WHEREAS,** the Council deems it appropriate to amend the Articles of Incorporation of the Economic Development Corporation of the City of Albion to authorize the Mayor of the City of Albion to sit as a regular member of the Board of Directors with all of the powers of that office and to authorize the Mayor Pro Tempore to substitute for the Mayor as a regular member if the Mayor is not available to attend a meeting of the Board of Directors, but only for such meeting.

**THEREFORE,** it is resolved:

1. The third amendment to the Articles of Incorporation of the Economic Development Corporation of the Albion City, as attached, is adopted.

2. The City Clerk shall file a certified copy of this Resolution, with the attached third amendment, in the Office of the County Clerk of Calhoun County, and with the Office of the Secretary of State, State of Michigan, pursuant to Section 30 of Act 338, Public Acts of Michigan, 1974, as amended.

3. All resolutions and parts of resolutions which conflict with the provisions of this Resolution are rescinded.

At a regular meeting of the Albion City Council on \_\_\_\_\_, 2024, motion was made by Council member \_\_\_\_\_ supported by Council member \_\_\_\_\_ to adopt the above resolution.

Ayes

Nays

Absent \_\_\_\_\_

\_\_\_\_\_  
hereby certify the foregoing Resolution was passed and adopted by the City Council of the City of Albion held at a regular meeting held in said City on the \_\_ day of \_\_\_\_\_, 2024.

THIRD AMENDMENT TO THE ARTICLES OF INCORPORATION OF THE  
ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF ALBION

The following Section of the Articles of incorporation of the Economic Development Corporation of the City of Albion, as amended, are amended for the third time in accordance with Section 30 of Act 338, Public Acts of Michigan 1974, as amended, to provide as follows:

ARTICLE III

Section 2. Board of Directors. The Board of Directors of the Corporation shall consist of not less than nine (9) nor more than eleven (11) persons, not more than three (3) of whom shall be an officer or employee of the City of Albion. The Mayor shall serve on the Board of Directors as one of its regular members by virtue of holding the office of Mayor of the City of Albion. The Mayor Pro Tempore shall substitute for the Mayor as a regular member if the Mayor is not available to attend a meeting of the Board of Directors, but only for such meeting. Any other member of the governing body of the municipality may also serve on the Board of Directors. These directors shall be appointed for terms of 6 years, except the directors first appointed, 4 shall be appointed for 6 years, 1 for 5 years, 1 for 4 years, 1 for 3 years, 1 for 2 years, and 1 for 1 year. The corporation shall notify the Mayor of the City of Albion in writing of the corporation's intention to commence preparation of a project plan and there shall be appointed promptly after such notice 2 additional directors of the corporation who shall be representative of neighborhood residents likely to be effected by each such project proposed by the corporation and who shall cease to serve when the project for which they are appointed is either abandoned, or, if undertaken, is completed in accordance with the project plan. Directors shall serve without salary but may be reimbursed their actual expenses incurred in the performance of their official duties. The meetings of the board of directors shall be public.

This Third Amendment to the Articles of Incorporation was approved by the City Council of Albion at a meeting duly held on the \_\_\_\_ day of \_\_\_\_\_, 2024.

# EDC/TIFA/BRA BOARD OF DIRECTORS MEETING MINUTES

Held at Council Chambers 112 W. Cass Street, Albion MI 49224

March 14, 2024

## **EDC Board Meeting called to order by Jerome Harvey at 7:32 am.**

Board Members Present: Jerome Harvey; Vicky Clark; Bruce Nelson; (Nora Jackson (7:56 am), Mayor Pro Tempore)

Counsel:

Board Members Absent: Trevor White; Mayor Snyder; Ben Wallace

Ex Officio Non-Voting: None

Community:

Staff: Virgie Ammerman

Note: During the meeting, it was thought to be true that the Mayor Pro Tempore could vote on behalf of the Mayor in her absence. Subsequently, it was discovered this was in error.

Ammerman presented the CEO/President's Report

Ammerman presented an update on new board members, including Bruce Nelson having been onboarded and 5 seats remain open.

Ammerman presented Task Force Updates.

Motion made by Clark, seconded by Harvey, to approve the minutes of Feb 8, Feb 21, and Mar 7, 2024. 4-0

Motion made by Clark, seconded by Nelson, to approve the treasurer's report from January. 4-0

Motion made by Clark, seconded by Jackson, to approve Bruce Nelson as Treasurer through December 31, 2024. Roll Call:

Clark – Yes

Jackson – Yes

Harvey – Yes

Nelson – Yes

Motion made by Nelson, seconded by Clark, to approve the Brick Street Loft Winter 2023 Brownfield IFT payment. Roll Call:

Nelson – Yes  
Clark – Yes  
Jackson – Yes  
Harvey – Yes

Jackson reported out on behalf of the City regarding becoming the Housing Point Person from Council as we seek a solution for homelessness and a crisis center/processes in Albion.

Discussion was had on the potential improvements the City could make near the Five Points Intersection to improve walkability for the new Dollar General.

Clark made a motion, seconded by Jackson, to approve absent members White, Wallace, Snyder. 4-0

Clark made a motion, seconded by Nelson, to adjourn the meeting at 8:29 am. Meeting adjourned.

A motion was made by Clark, seconded by Jackson, to approve the agenda as presented. 4-0

There were no public comments.

Harvey made a motion, seconded by Wallace, to approve Resolution to Support Water Tower Project Real Estate Transactions. 4-0

Wallace – Yes  
Clark – Yes  
Harvey – Yes  
Snyder - Yes

Meeting was adjourned 7:47 am.